

## Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000](http://www.dnrec.state.de.us/dnrec2000)  
[www.dnrec.state.de.us/DNRECeis](http://www.dnrec.state.de.us/DNRECeis)  
[datamil.delaware.gov](http://datamil.delaware.gov)  
[www.state.de.us/deptagri](http://www.state.de.us/deptagri)

- |   |                        |                                       |   |
|---|------------------------|---------------------------------------|---|
| 1. Project Title/Name: The Landings of Felton   |                        |                                       |   |
| 2. Location ( please be specific): East side of Turkey Point Road about 500 feet north of its intersection with Peach Basket Rd |                        |                                       |   |
| 3. Parcel Identification #:   | 8-00-12900-01-2100-000 | 5. County or Local Jurisdiction Name: | Town of Felton                            |
| 4.  | 8-00-12900-01-2102-000 |                                       |   |
| 6. Owner's Name: Brent and Paulena Pandel (parcel 8-00-12900-01-2100-000)   |                        |                                       |   |
| Address: 924 Turkey Point Road  |                        |                                       |   |
| City:   | Felton                 | State:                                | De Zip: 19943                             |
| Phone:  | 302-284-4904           | Fax:                                  | Email:                                    |
| 6b Owner's Name: Steven Welch   |                        |                                       |   |
| Address: 3458 Barratts Chapel Road  |                        |                                       |   |
| Frederica, De 19946   |                        |                                       |   |
| 302- 242-8620   |                        |                                       |   |
| Parcel # (8-00-12900-01-2102-000)   |                        |                                       |   |
| 7. Applicant's Name: OAH LLC c/o Kevin Gibbs  |                        |                                       |   |
| Address: 3219 St. Florence Terrace  |                        |                                       |   |
| City:   | Olney                  | State:                                | Md Zip: 20832                             |
| Phone:  | 240-447-5806           | Fax:                                  | 301-306-0037 Email: kgibbs3@juno.com      |
| 8. Project Designer/Engineer: George William Stephens Jr and Associates   |                        |                                       |   |
| Address: 4692 Millenium Drive   |                        |                                       |   |
| City:   | Belcamp                | State:                                | md Zip: 21017                             |
| Phone:  | 410-297-2340           | Fax:                                  | 410-297-2345 Email: gtwigg@gwstephens.com |
| 9. Please Designate a Contact Person, including phone number, for this Project: George Twigg                                    |                        |                                       |   |

<b>Information Regarding Site:</b>	
10. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review yes <input type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: A 61 lot residential subdivision in Felton, Delaware	
12. Area of Project(Acres +/-): 24.14 acres	
13. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 /Yes <input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only)	
14. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. This is property currently has preliminary plan approval (SL-05-38) thru Kent County.	
15. Present Zoning: AR	16. Proposed Zoning: Residential
17. Present Use: Vacant field	18. Proposed Use: Residential subdivision
19. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:	
20. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/>  Suburban <input type="checkbox"/> Inside growth zone yes <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
21. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site yes <input type="checkbox"/> Public (Utility) Service Provider Name:   Will a new public well be located on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No What is the estimated water demand for this project? 22,000 gpd  How will this demand be met? It will be met thru the Town of Felton's public water supply.	
22. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site yes <input type="checkbox"/> Public (Utility) Service Provider Name: 	
23. If a site plan please indicate gross floor area:	
24. If a subdivision: <input type="checkbox"/> Commercial yes <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
25. If residential, indicated the number of number of Lots/units: 61 Gross Density of Project: 2.485 Net Density 24.6% Open Space including stormwater pond. Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

26. If residential, please indicate the following:  
Number of renter-occupied units:  
Number of owner-occupied units: 61

Target Population (check all that apply):

Renter-occupied units

Family

Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

yes  First-time homebuyer – if checked, how many units

Move-up buyer – if checked, how many units

Second home buyer – if checked, how many units

Active Adult (Check only if entire project is restricted to persons over 55)

27. Present Use: % of Impervious Surfaces: 1%  
Square Feet: 2200

Proposed Use: % of Impervious Surfaces: 28%  
Square Feet: 298,000

27. What are the environmental impacts this project will have?

How much forest land is presently on-site? 8.3 acres    How much forest land will be removed? 4.5 acres

Are there known rare, threatened, or endangered species on-site?  Yes    no  No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area?  Yes    no  No

Recharge potential maps are available at

**Kent County**

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

**Sussex County**

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area?  Yes    no  No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)?  Yes    no  No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development?  Yes    no  No    If "Yes," please include this information on the site map.

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? yes  Yes     No

Are the wetlands:  Tidal    Acres

yes  Non-tidal    Acres.4 acres

If "Yes", have the wetlands been delineated? yes  Yes     No

Has the Army Corp of Engineers signed off on the delineation? yes  Yes     No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits?  Yes    no  No    If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands yes  Yes     No

<p>30. Are there streams, lakes, or other natural water bodies on the site? no <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :</p>
<p>31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? Yes <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: It is a private ditch.</p>
<p>32. List the proposed method(s) of stormwater management for the site: Wet stormwater retention pond, bioswale and closed stormdrain system</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Tax ditch</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes no <input type="checkbox"/> No</p>
<p>33. Is open space proposed? yes <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 5.6 Acres 243,600 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 1.2 acres/Sq ft.52,272</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? The intended use is for passive recreation, stormwater management and wildlife habitat</p> <p>Where is the open space located? It is located In the middle of the site and along the northwest border and the northeast border of the site</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes no <input type="checkbox"/> No</p>
<p>34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes no <input type="checkbox"/> No If "Yes," what are they?</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes no <input type="checkbox"/> No If "Yes," what are they?</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes no <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes no <input type="checkbox"/> No</p>

38. Will this project generate additional traffic? yes  Yes  No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season. It will generate 85 trips.

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0%

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. The project will connect to Turkey Point Road. Turkey Point Road has 2 lanes both of which are 11 feet in width.

40. Will the street rights of way be public, private, or town? It will be in a town.

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program?  Yes no  No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. We show connections in the project to the lands of Lester Blades and to the Pizzadilli Winery.

43. Are there existing or proposed sidewalks? yes  Yes  No; bike paths  Yes no  No

Is there an opportunity to connect to a larger bike/pedestrian network?  Yes no  No

44. Is this site in the vicinity of any known historic/cultural resources or sites  Yes no  No

Has this site been evaluated for historic and/or cultural resources?  Yes no  No

Will this project affect, physically or visually, any historic or cultural resources?  Yes no  No

If "Yes," please indicate what will be affected (Check all that apply)

- Buildings/Structures (house, barn, bridge, etc.)
- Sites (archaeological)
- Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? Yes  Yes  No

42. Are any federal permits, licensing, or funding anticipated?  Yes no  No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?  
 Yes no  No If yes, please List them:

45. Please make note of the time-line for this project: We hope to be at record plat in January of 2008.

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

\_\_\_\_\_  
Signature of property owner

\_\_\_\_\_  
Date

\_Kevin Gibbs\_\_\_\_\_

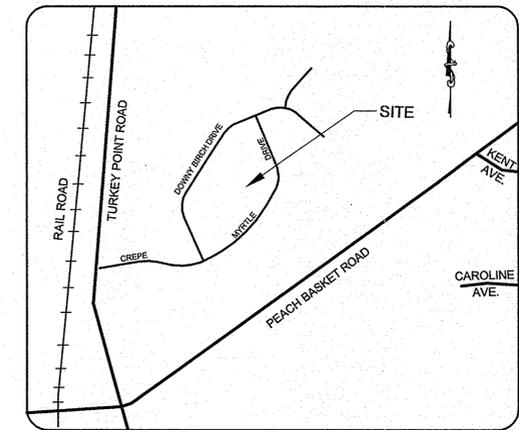
7/2/07 \_\_\_\_\_

Signature of Person completing form  
(If different than property owner)

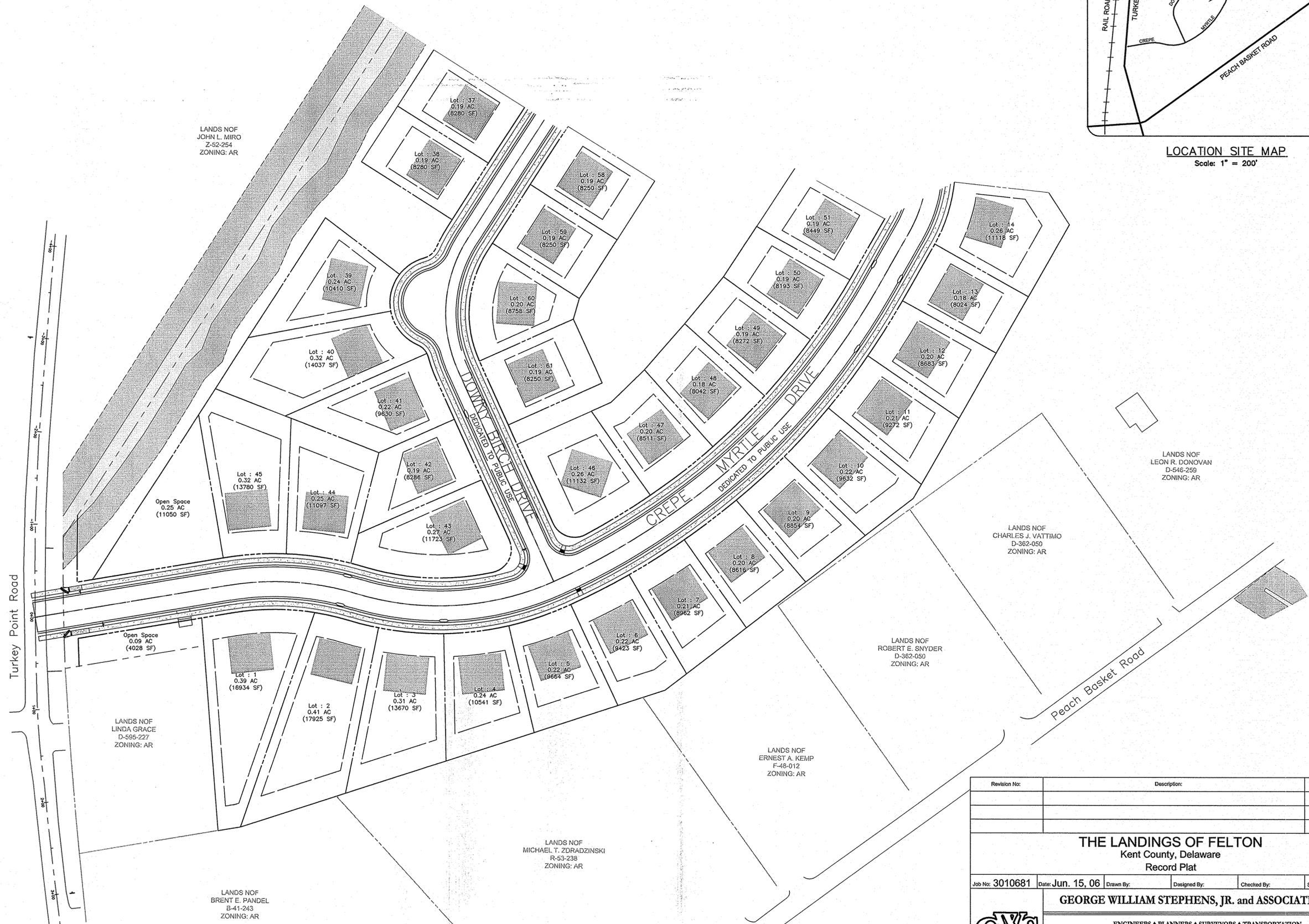
Date

**Signed application must be received before application is scheduled for PLUS review.**

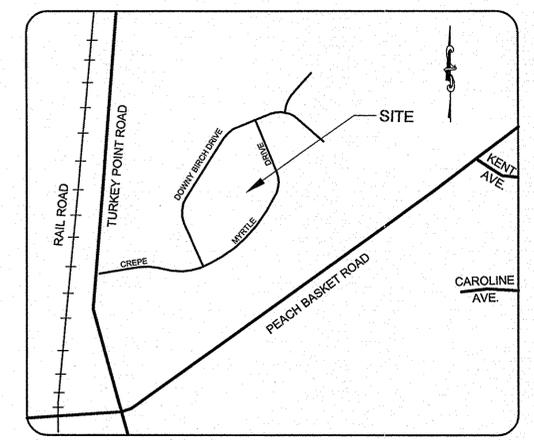
This form should be returned to the Office of State Planning **electronically** at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. **If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.



**LOCATION SITE MAP**  
Scale: 1" = 200'



Revision No:	Description:	Date:
<b>THE LANDINGS OF FELTON</b> Kent County, Delaware Record Plat		
Job No: 3010681	Date: Jun. 15, 06	Drawn By:      Designed By:      Checked By:      Sheet No: 1 of 2
<b>GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.</b>		
ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION		
WATER'S EDGE CORPORATE CAMPUS 4892 MILLENNIUM DRIVE, SUITE 100 BELCAMP, MARYLAND 21017 http://www.gwstephens.com		
Ph: (410) 297-2340	Fax: (410) 297-2345	



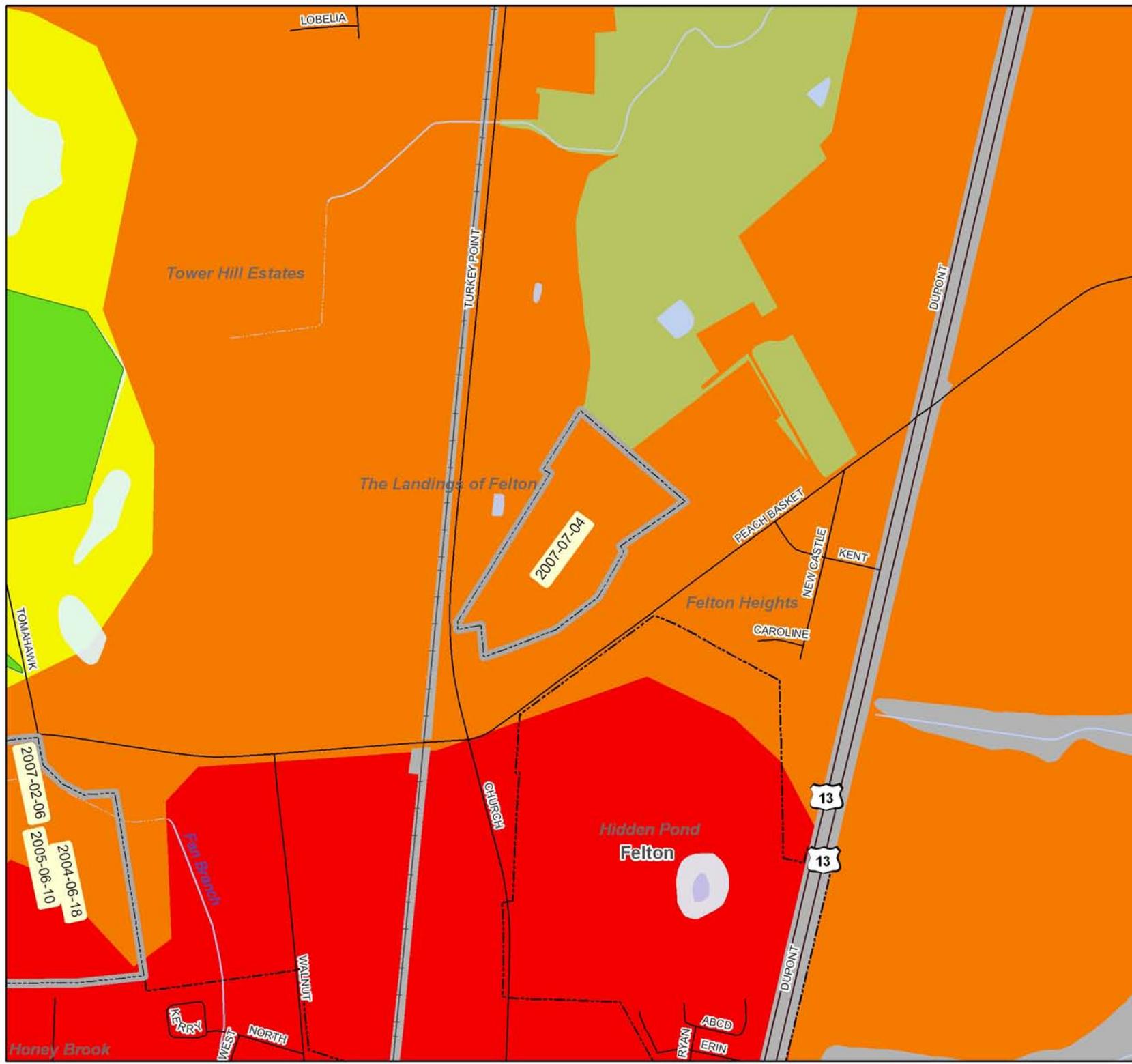
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<b>GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.</b>		
ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION WATER'S EDGE CORPORATE CAMPUS 4692 MILLENNIUM DRIVE, SUITE 100 BEL CAMP, MARYLAND 21017 http://www.gwstephens.com		
Ph: (410) 297-2340		Fax: (410) 297-2345
x:\projects\10681-felton\scad\surveys\10681_cogo_62lots.dwg		Plot Date: 7/3/2007 7:50:41 AM

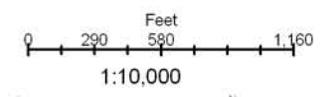


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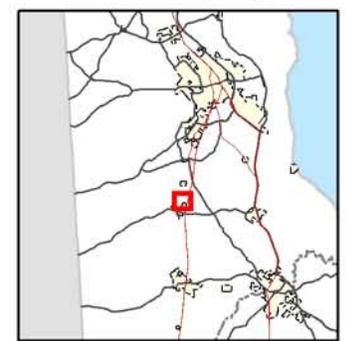
Landings at Felton  
2007-07-04



- Project Area
  - Municipalities
  - Purchased Dev. Rights
  - Ag District
  - Public Owned/Protected
  - Forestry Easements
  - Delaware State Forests
  - Working Forests
  - Highest Value Agriculture
- Strategies**
- Level 1
  - Level 2
  - Level 3
  - Level 4
  - Nat. Res. & Rec. Priorities
  - Out of Play
  - Area of Dispute
  - Area of Study
  - Env. Sens. Dev. (Sussex)



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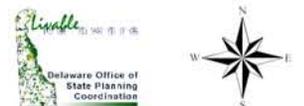
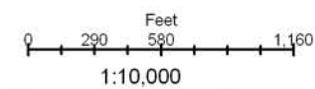


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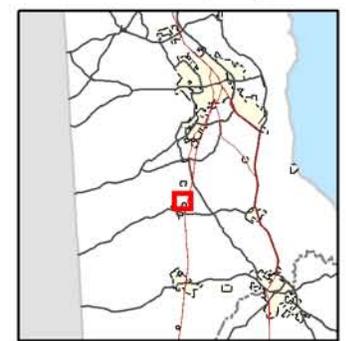
Landings at Felton  
2007-07-04



-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



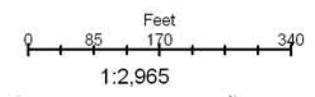
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# Preliminary Land Use Service (PLUS)

Landings at Felton  
2007-07-04

-  Project Area
-  Municipalities



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